

Proposed Comprehensive Plan Amendments

Economic Development Element

p. 3-2 [The original language is a copy of a CPP adopted in the Comprehensive Plan; amended language reflects recent amendments to CPP]

5.0 *The development of industries should be encouraged within the cities, urban growth areas, designated Limited Areas of More Intense Rural Development (LAMIRDs), and within those unincorporated areas of Lewis County which satisfy the requirements set forth in RCW 36.70A.350, 365, ~~and~~ .367, and .368.*

p. 3-8, 3-9, 3-10 – Goals and Policies

New Policy 1.x

The County will implement Growth Management Act provisions that facilitate industrial development of former surface coal mining land as provided in RCW 36.70A.368.

Land Use Element

4-5

Major Industrial Developments

Lewis County has designated two Major Industrial Development areas that are not associated with the UGAs of the incorporated cities and towns. The Centralia Steam Plant 1000-acre site is designated a Major Industrial Development Area pursuant to RCW 36.70A.367. The second designated Industrial Development Area is a thousand acre site located at the intersection of I-5 and US-12, between Meier Road and Military Road. Development regulations shall provide an appropriate master planning process to address development criteria, preservation of large industrial sites, adequate public facilities (including sewer, water, and transportation), and adequate buffers and environmental protection. See Figures 4.14 and 4.15.

In addition to the Centralia Steam Plant Industrial Urban Growth Area, 2000 adjoining acres have been designated as an Industrial Land Bank Reserve, pursuant to HB 3099, to meet projected 50-year needs.¹

The county should provide specific language in connection with the I-5/Highway 12 intersection area to assure coordination with and protection of agricultural activities. The site does contain agricultural lands and agricultural and industrial uses are both compatible and good neighbors.

¹ See Lewis County Industrial Needs Analysis prepared for the Lewis County Economic Development Council, November 1997, by E.D. Hovee and Company and the Prime Industrial Lands Analysis, Donna Batch, February 1999.

The Major Industrial Development areas require significant up-front planning, addressing an entire thousand acre site. As an alternative, property owners may use the provisions of RCW 36.70A.365 to locate a new industrial development consistent with those standards within such proposed Major Industrial Development area. The major industrial facility siting may be more appropriate to the size, scale, and pace of anticipated industrial development for those areas.

In addition, to industrial development pursuant to RCW 36.70A.365 and RCW 36.70A.365, Lewis County may designate a master planned location for major industrial activity subject to the provisions of RCW 36.70A.368.

LU 2.4

Urban growth should occur within urban growth areas only and not be permitted outside of an adopted urban growth area except for new fully contained communities; master planned resorts, industrial reserve areas (IRAs), major industrial developments, crossroads communities and rural town centers.

New policy LU 7.x

A Major Industrial Development – Master Planned Location designated pursuant to RCW 36.70A.368 must satisfy the following criteria:

- (a) Must be located on lands formerly used or designated for surface coal mining and supporting uses; that consist of an aggregation of land of one thousand or more acres, which is not required to be contiguous; and that are suitable for manufacturing, industrial, or commercial businesses;
- (b) New infrastructure is provided for; and
- (c) Environmental review of a proposed designation of a master planned location must be at the programmatic level, as long as the environmental review of a proposed designation that is being reviewed concurrent with a proposed major industrial activity is at the project level.

LU 8.3

Allow for the designation of Major Industrial Developments/Major Industrial Developments – Master Planned Locations at certain specified locations outside of designated Urban Growth Areas pursuant with RCW 36.70A.365, ~~and~~ RCW 36.70A.367, and RCW 36.70A.368.

p. 4-31

6. New large-scale activities in the rural areas shall be reviewed through provisions for fully contained communities, major industrial projects, master planned resorts, and industrial land banks, including the identification of both criteria and potential locations for such uses. RCW 36.70A.360, 362, 365, 367, 368.

Capital Facilities/Utilities Element

p. 4-13 (should be 13-4)

- Developments authorized under RCW 36.70A.350, 360, 362, 365, ~~and~~ 367, and 368 may be served by urban sewer and water systems consistent with state law. However, no additional connections may be allowed at urban levels of service in the land between adopted UGAs. (CPP 2.6)

Note – For clarity, CPP 2.6 also should be amended (overlooked when County amended all other CPPs to address 368):

2.6 Developments authorized under RCW 36.70A.350, .360, .362, .365, ~~and~~ .367, and .368 may be served by urban sewer and water systems consistent with state law. However, no additional connections may be allowed at urban levels of service in the land between adopted UGAs.